

**DISTRICT ADVISORY BOARD (DAB) I  
MEETING MINUTES**

**Monday, July 10, 2006**

**7:00 p.m.**

**Atwater Community Center, 2755 E. 19<sup>th</sup>, Wichita, Kansas 67214**

**Members Present**

Council Member Carl Brewer  
Treatha Brown-Foster  
Gerald Domitrovic  
Shane Dundas  
Debra K. Miller Stevens  
Janice Rich\*  
Steve Roberts  
LaVonta Williams

**Members Absent**

Inga Taylor  
Shontina Tipton

**Guests**

Andy Bias, 2145 N. Topeka  
Beverly Domitrovic, 1219 George Washington Blvd  
Diane Barry 2213 Stadium  
Diana Alexander, 2509 Raleigh  
Glen Dey, 4515 Greenbriar  
Sara Schreall, 326 N Madison  
James Thompson, 623 N Volutsia  
Sharell Johnson, 1517 E 17<sup>th</sup>  
Oletha Faust-Godeau, 4158 Regents  
Holloway, 1922 N Volutsia

**\*Alternates**

**City of Wichita Staff Present**

Kelli Glassman, Neighborhood Assistant  
Cynthia Berner Harris, Library  
Mark Manning, Finance  
Mark Stanberry, Housing

**Order of Business**

**Call to Order**

**Council Member Carl Brewer** called the meeting to order at 7:08 p.m. and welcomed the guests. He stated that the agenda format would change slightly in order to swear-in the board for voting.

**Approval of Minutes**

**Roberts (Miller)** made a motion to approve the minutes as submitted. Motion carried 7-0.

**Approval of Agenda**

**Council Member Brewer** asked if anyone in the audience would like to be added on the Public Agenda. No one came forth. **Williams (Brown Foster)** made a motion to approve the agenda as submitted. Motion carried 7-0.

**Public Agenda**

**1. District 1 Neighborhood Award**

**City Council Member Carl Brewer** presented the *Neighborhood Pride Award* to Dr. and Mrs. Brown, Mr. and Mrs. Holloway and Mr. and Mrs. Wilson for exceptional maintenance of their property in the 44 Beat area of District 1. This award honors exemplary homeowners and landlords who are "Good Neighbors" in the District 1 community.

**Recommended Action: The honorees received the award for being Good Neighbors.**

**2. Off Agenda Items**

No items were submitted.

## **Staff Reports**

### **3. Police Report**

No police report was given at this meeting.

## **New Business**

### **4. Library Master Plan**

**Cynthia Berner-Harris, Library**, presented this item to the board. The Wichita Public Library has used master plans to guide development, relocation and realignment of its library facilities dating back to at least 1965. The current plan, adopted in 1999, was the basis for the creation of the Evergreen District and Lionel D Alford Regional branch libraries. Although the Library is only partially through the intended time frame for the current plan, changes to the community have caused some of the original planning assumptions to become outdated. The plan also failed to incorporate the Central Library into the design and delivery decisions for the library system. For these reasons, the Library Board of Directors began work updating the current plan in 2004. Since that time, the services of Gossen Livingston Associates were obtained for assistance with the process. At the June 20, 2006 meeting, the Library Board of Directors identified one of seven potential options as the scenario from which further refinement and eventual adoption of an updated plan would be based.

Details of this plan include: 1) By 2011: Create a new 120,000 s.f. Central Library in the core area of the City; 2) By 2013: Replace the current Westlink branch with a 22,000 s.f. regional library in the general area of the present location (incorporates the current Orchard branch); 3) By 2016: Create a new 5,000 neighborhood branch library for Southeast Wichita in the general area of Pawnee and George Washington Boulevard (relocating and combining the Planeview and Linwood branches); 4) Between 2016 and 2021: Create a new 22,000 s.f. regional library in far East/Northeast Wichita (relocating and combining the Comotara and Rockwell branches); and 5) By 2021: Expand and/or remodel the existing Alford, Angelou and Evergreen branch libraries. In addition,

- No closings of current facilities should take occur until replacement service is in place.
- Selection of sites for any new facilities should be coordinated with Wichita Transit to ensure best access for residents that rely on transit services.

The Board and citizens present were provided the opportunity ask questions and provide input:

(**Ms. Berner-Harris'** responses in italics)

**Diane Alexander, 2509 Raleigh**, expressed curiosity about the location of a merged Comotara and Rockwell branch library because they are both very busy and desired.

**Dr. Brown** asked how the Wichita State Library fit into this plan. *The Wichita State Library is not a part of the City's library system, but we need to remain aware of the services provided at this library so that the City's library services do not duplicate them.*

**Domitrovic** asked if these plans would be included in the Capital Improvements Project Budget. *Yes.* He also asked if they are currently included. *No.* He also asked how many employees the library currently has and how many more employees are projected to be hired under the new master

plan. *There are currently no projections for how many additional staff would be hired under the new plan.*

**Foster** inquired about the size and hours of operation for the Maya Angelou Branch Library. She also asked how many computers there are available, if the meeting rooms in the Angelou Branch Library are open to the public and further remarked that many people would like to use this facility but are not aware of the hours of operation and that the signs do not make it very easy to locate. *The Maya Angelou Branch Library is 4900 sq. ft. and its hours of operation are 1-5 pm Sunday, 11-8 pm Tuesday and 11 am – 5:30 pm on Wednesday, Thursday, Friday and Saturday. There are 5 public computers at this site and meeting rooms are open to the public for a small fee. Signs for the library are visible on 21<sup>st</sup> Street.*

**Dundas** asked if the current Central Library would be demolished when building a new one and how people could provide further input on this plan. *The City owns the current Central Library building, so they would determine what would happen with it after it is vacated. Citizens can e-mail, call or stop into the libraries to make their opinions known on the proposed master plan.*

**Roberts** asked if the future east library location is already determined in relation to the Rockwell branch. *No, a new east location has not been determined, but will look at no more than a 15-minute drive time for citizens to access the new branch library.*

The board provided comments on the plan.

## 5. **Budget**

**Mark Manning, Finance**, presented this item to the board. He explained that this year's proposed budget is organized around the City Council's goal areas which include providing a safe and secure community, promoting economic vitality and affordable living, ensuring efficient infrastructure, enhancing quality of life and supporting dynamic core area and vibrant neighborhoods. In addition to these goals, City Council has also directed that the budget maintain reserves of at least 10%, include no employee layoffs, include a one mill funding for cultural arts and no mill levy rate increase. Mr. Manning then proceeded to go over budget result highlights based on the above-mentioned goals. He also mentioned that the public hearing for the proposed budget is August 1, with the City Council officially adopting the budget on August 8.

The Board and citizens present were given the opportunity to ask questions:

(**Mr. Manning's** responses in italics)

**Miller** asked for clarification regarding the proposed additional animal control officers. *There is currently one full-time and one part-time animal control officer. It is proposed that the current part-time officer will become full-time and an additional officer will also be hired.*

**Dundas** asked where the hidden costs for projects such as the arena are shown in the budget. *Most of the improvements related to projects such as the arena are included in the Capital Improvement Project (CIP) Budget and not the operating budget. Although these CIP projects will have an effect on the operating budget around 2009, which is out of our scope of focus right now. Most of the improvements that the City is funding for the arena are projects that had been planned previously.*

**Foster** requested that the board receive the budget prior to presentation so that the Board can look over it in detail and provide comment. *Due to the timeline of the budget this year, this was not*

*possible, which staff apologizes for. However, if you have further comment after this meeting, please call or e-mail.*

**Dundas** asked where you would find the budget broken down by department expenditures. *Volume 2 of the budget will provide this information and can be found on the City's website.*

**Roberts** asked what the page count for both budget volumes were. *Volume 1 is 284 pages and volume 2 is 406 pages.*

**The Board** provided comments on the budget.

### **Unfinished Business**

#### **6. Request for Resolution of Support for Application for Low-Income Housing Tax Credits (Madison)**

**Mark Stanberry, Housing**, presented this proposal to the Board and reminded them that on June 19, 2006, Berry Community Development and Mennonite Housing Rehabilitation Services (the Developers) presented a proposed 90-unit apartment project to the District I Advisory Board, in connection with their request for adoption of a resolution of support by the City Council, for an application for financing through the Low-Income Housing Tax Credit (LIHTC) program. At that time, the District Advisory Board voted to not recommend adoption of the resolution. The Developers have since redesigned the project, and have reduced the number of apartment units that would be provided.

The State of Kansas requires developers/owners to obtain a resolution of support from the local government, when submitting applications for financing through the Low-Income Housing Tax Credit (LIHTC) Program. Under the City's adopted LIHTC policy, developers/owners must present proposed LIHTC projects to the applicable District Advisory Board. The policy requires a subsequent review by the Housing Advisory Board (HAB) and the City's Development Coordinating Committee (DCC). The Planning Department and the Office of Central Inspection (OCI) also review the project for design appropriateness and consistency with applicable neighborhood plans. Once the project is reviewed by the DAB, the HAB, DCC, Planning and OCI, it is forwarded to the City Council for a public hearing, with a staff recommendation regarding the resolution of support for the LIHTC application.

The re-designed project proposed by Berry Community Development and Mennonite Housing Rehabilitation Services involves acquisition of all parcels on the east and west sides of Madison Street, between 9<sup>th</sup> and 10<sup>th</sup> Streets, as well as adjacent parcels on 9<sup>th</sup> Street, in order to demolish existing buildings, clear sites, and construct a multi-family housing project that would provide 36 units of housing within 9 four-plex buildings. The project will offer 32 three-bedroom units and four two-bedroom units. Three bedroom units will offer two bathrooms, and the two-bedroom units will offer one bathroom. Apartment units will feature fully equipped kitchens and washing machines and dryers. Two bedroom units will rent for \$375, with the tenants paying utilities. Three bedroom units will rent for \$425 to \$525, with tenants paying utilities.

The City's Low Income Housing Tax Credit Policy requires a set-aside of 20% of the units for market rate rents. The developers are requesting waiver of this requirement, due to the following extenuating circumstances. The developers' market study reflects that the primary market area will be northeast Wichita, and that the project will appeal to potential tenants who currently reside in this

area and who have adequate incomes to pay the proposed rents and will find the development more attractive in terms of price, unit features and project amenities than other available rental units. In addition, the project plan includes a playground facility, basketball court, a community room and clubhouse that will seat 150 people, and a separate 1,200 square foot building that will include three offices that will be made available to elected officials, community police officers, and possibly a credit union. It is necessary to obtain the maximum allocation from the LIHTC program if these facilities are to be included in the project plan. Housing and Community Services is supportive of the waiver.

The City's Planning Department has provided comment regarding the proposed project, with respect to zoning compliance and consistency with the Central Northeast Neighborhood Plan. The Planning Department does not recommend support for the project. Planning staff does not consider the project to be consistent with the Central Northeast Area Plan, citing Initiative 2.7, which calls for increased owner-occupied housing in the area.

Planning also notes that while the re-designed project will not require re-zoning, a conditional use permit will be required in order to provide four-plex buildings within an area that is currently zoned Two-Family 3 (TF-3). The Metropolitan Area Planning Commission and ultimately, the City Council must approve the conditional use permit.

The Office of Central Inspection (OCI) will require complete plan review. Landscaping barriers and appropriate compatibility setbacks may be required. Additional landscape buffers may be required along the east and west boundary lines.

In consideration of the comments provided by Planning, Housing and Community Services believes that although the project does not promote homeownership it does eliminate a blighting influence, will improve the existing site, and provide safe, clean affordable rental housing. In this sense, Housing and Community Services staff believes the project to be consistent with the City's revitalization goals, as the site is located within the City's Neighborhood Revitalization Area. Housing and Community Services is therefore recommending approval of a recommendation for the adoption of a resolution of support by the City Council, provided that the developer can obtain the zoning change, waivers and variances that will be required to complete the project.

The total project cost is estimated to be approximately \$5,096,200. The applicant intends to finance the project utilizing funding from the sale of housing tax credits, a private bank loan and financing provided through the Federal Home Loan Bank's Affordable Housing Program.

**Andy Bias, Mennonite Housing**, elaborated on the amenities of the facility. These will include a community room with a kitchen and a space for neighborhood associations, churches and other community groups to utilize. Other possible uses for the community room include a credit union, police workstation, computer and game room, etc.

Citizens present and the board were able to provide comment and ask questions:

**(Mr. Stanberry and Mr. Bias' responses in italics)**

**Jacqueline Glenn, 1035 N Madison**, stated that she has lived in the neighborhood for 27 years and this project is the best thing that could happen to the area. She further stated that friends, family and neighbors were also excited to see this facility built.

**Shred Johnson, 1517 E 17th**, stated that this would provide a safe place for children to play away from the street. She further claimed that it is not everyone's desire to own a house, but rather live in quality housing and that this development would encourage others in the area to clean-up other property and invest more in this area.

**Foster** asked that the 80/20 rule be clarified. *The City's Low Income Housing Tax Credit Policy requires a set-aside of 20% of the units for market rate rents, as the mixed income provides a more stable, secure and viable project. However, a waiver of this requirement is requested in order to secure 100% of the tax credit and taking into account the small scope and other amenities of the project.*

**Miller** asked if the revised rent ranges reflected the assumption of a 100% tax credit? *Yes.*

**Dundas** asked if staff and the developers had met with community police and neighborhood residents as recommended. *There was a meeting with community police, but the neighborhood declined to meet about this project.*

**Domitrovic** inquired whether this would detour the goal of more homeownership in the area. *No, because some people do not want to live in houses and apartments will still be developed all over the City. This provides the opportunity for people to live in decent, affordable housing which may not have been possible otherwise.*

**Dundas** requested clarification that the previously proposed \$600 rent had been reduced. *Yes, with an increased tax credit and reduced rent can be offered.*

**Foster** asked if the tenant training is required and where the training will be held. *The training can only be mandated if the tenant receives financial assistance with rent. The training will be held at the Northeast Senior Center.*

**Williams** asked about the application and tenant review process for prospective tenants. *The application process to live in this facility will be very strict. For example, last year at a similar development, 40 applications were received, but only 9 were awarded assistance. Regarding the tenant review process, there will be a monthly review to make sure that they are in compliance.*

**Thompson** asked if these apartments will be available to Section 8 program participants and if there was a period of time for tenants to be locked into the rent price. *Yes, Section 8 participants will be able to apply for this housing. The rent rate will be evaluated annually and could increase, as cost of living increases, but will still stay consistent with reduced market prices.*

**Williams** asked if there was a limit to the number of people who can occupy an apartment. *The number of occupants allowed is based on the number of beds available and ages of tenants.*

**Foster** asked about the new trash receptacle location. *The trash receptacles have been moved closer to the apartments for easier access.*

**Rich** asked for clarification that all existing structures on the block would be torn down.  
*Yes.*

**Foster (Thompson)** made a motion to recommend approval of the request with the 20% units for market rent rates. Motion passed 7-0.

### **Board Agenda**

#### **7. Updates, Issues, and Reports**

- **Williams** noted lack of customer service from a City department she had called recently.
- **Williams** requested a follow-up on street repairs that are need on 9th St between Grove and Hillside, specifically to determine if this street can be widened.
- **Brewer** announced that the District 1 Coalition Breakfast would take place at Cisro's on August 5<sup>th</sup> and the next DAB meeting would be held August 7<sup>th</sup>.
- **Brewer** requested that **Virdena Gilkey** make arrangements to obtain the trolley again this year for the Board to attend the various National Night Out parties together on August 1.
- **Foster** announced that Northeast Millair Neighborhood Association will have their neighborhood cleanup on July 22 and that the association is also participating in National Night Out on August 1.
- **Foster** also informed the board that there would be training on July 15 on how to train your dog to protect you.
- **Brewer** reminded everyone that primary elections are in August.

**The board received and filed.**

With no further business, **Thompson (Roberts)** recommended adjournment. The meeting adjourned at 9:03 p.m.

Respectfully Submitted,  
Kelli Glassman  
Neighborhood Assistant